

MEETING MINUTES OF THE Montgomery Meadows HOA November 30, 2009

CALL TO ORDER

The meeting was called to order at 7:00 pm by Board President Russ Uckotter.

ATTENDANCE

Russ Uckotter, Moe Trabout, Brian Dwyer, Jack Dodd, Thelma Bikulcius, Julie Harland, and John Britton were present from the Board. Mark Weinberg was present from Nu-Vision Property Management.

APPROVAL OF MINUTES

A motion was made by Brian Dwyer and seconded by John Britton to approve the minutes of the Board meeting held on October 26, 2009 as corrected (Julie Harland was not present at the September meeting). Motion carried.

FINANCIAL REPORT

I. Management Report:

A. Financial Report: For 2010, we are opening a new reserve checking account from where all reserve transactions will be made (shortfalls and capital payments). For October, enclosed is a spreadsheet separating budgeted income and expenses and non-budgeted income and expenses. There was total association fee income for the month of October of \$14,709.00. \$10,105.00 was budgeted reflecting a variance of \$4,604.00. Total actual income through October was \$162,704.87. The budgeted income was \$102,105.00 and the unbudgeted income was \$60,600.00 including insurance claim payments, and transfer of reserve funds for operating shortfalls offset by reserve payments to water and contractors. October expenses totaled \$29,768.53 including \$14,594.33 of non-budgeted expenses. YTD budgeted expenses totaled \$110,245.00 and \$45,391.00 non-budgeted expenses. Actual YTD budgeted expenses exceeded YTD budgeted expenses by \$2,551.00. The Association had an actual cash drain of \$8,140.00 in budgeted income and expenses and a budgeted cash drain of \$6,644.00 year to date. Total Reserves as of October 31st were \$57,145.48. 2009 reserves collected to date were \$47,448.30.

OLD BUSINESS

- Scoping Sewer Lines – Midwest Plumbing scoped the sewer lines and is in the process of creating a report of their results. There was one area of blockage that will need to be repaired. Midwest will also submit a proposal for the repairs.
- Concrete 603 Stoop – Andy still has not received the cost from the concrete supplier to complete the bid to replace the stoop. The Board will revisit next year.
- Fall Walkthrough – The walkthrough report is enclosed for the Board's review.
- Improvement Application – The owner of 401 Shakerdale attended the meeting requesting approval from the Board to install a storm door A motion was made by Russ Uckotter and seconded by Moe Trabout to approve

the door contingent upon: submission of an Improvement Application and the door is painted almond or gray.
Motion carried.

- Railing Request – There is railing material available to build a railing for 1102 at her expense. The owner has been notified.
- Plumbing Services – At a previous meeting, Russ Uckotter informed the Board another Association contracted with a plumber to make interior repairs to units (leaking toilets, sinks, etc.). The Association is claiming to have substantially reduced the water bills. The Board was asked to consider a similar program for Montgomery Meadows. The issue has been tabled until a later date.
- Arborist – Steve Lake from Bartlett Tree Service recommended a tree inventory to assess the condition of all the trees. The cost would be \$2,000 to \$3,000. The Board has tabled further discussion until a later date.

NEW BUSINESS

- Shutters – The issue of shutter replacements on the fronts of the buildings was brought before the Board. Recent replacements were not identical to the existing shutters. Identical replacements would have to be custom made and would be very expensive. The Board will revisit in the Spring.
- 803 Foundation – The owner lost a sale due to problems with the foundation. The owner was advised the Association is not responsible for repairs to the foundation. It is the owner's responsibility per the Declaration.
- Insurance Coverage – The Board reviewed the 2010 insurance proposals from Western Reserve and Travelers. A motion was made by Brian Dwyer and seconded by Russ Uckotter to continue with Western Reserve Insurance Company through the American Heritage Insurance Agency for 2010. Motion carried.
- Termite Inspections – Permakil conducted termite inspections on November 30, 2009. The results of the inspection will be given to the Board by written report.

EXECUTIVE SESSION

- Delinquencies: Total delinquent operating assessments through October 31st were \$3,937.50 and for the special reserve funding, \$3,582.02.
- Rules & Regulations Consolidation – Tabled.
- Web Site – Brian Dwyer reported the Association owns two web sites - MMHOA.net and MMHOA.com. Both web sites should be up and running soon.

ADJOURNMENT

The meeting was adjourned at 9:31 pm.